

NOTICE OF PUBLIC HEARINGS

City of San Jose, City Hall
200 East Santa Clara Street, City Council Chambers, Wing 2nd Floor

Spring 2008 Hearings on General Plan Amendments

Planning Commission: Wednesday, November 5, 2008 6:30 p.m.

City Council: Tuesday, December 2, 2008 7:00 p.m.

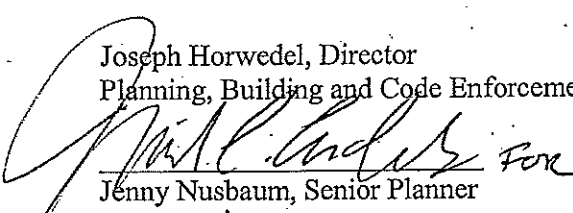
General Plan Amendment File No. (GP07-04-03): *General Plan Amendment request to change the Land Use/Transportation Diagram from Medium Density Residential (8-16 DU/AC) on 0.6 acres and Medium Low Density Residential (8 DU/AC) on 0.36 acres to Neighborhood/Community Commercial on a site located on the southeast corner of Landess Avenue and Morrill Avenue (3102 Landess Avenue, 2148 Morrill Avenue) (Klifo Family Invs LLC Owner / CFC Commercial Finance Corp Applicant).*

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendment. Please note that the San Jose 2020 General Plan reflects the long-range future growth for the City. A change in the General Plan land use designation would only affect the type and intensity of future development allowed on the subject property. The proposed amendment to the General Plan for the above referenced property would not change the zoning district of the property. Zoning changes occur through the rezoning process, which is separate from the General Plan amendment process.

The General Plan amendment (File No. GP 07-04-03) being considered is a request to change the Land Use/Transportation Diagram from Medium Density Residential (8-16 DU/AC) on 0.6 acres and Medium Low Density Residential (8 DU/AC) on 0.36 acres to Neighborhood/Community Commercial on a site located on the southeast corner of Landess Avenue and Morrill Avenue (3102 Landess Avenue, 2148 Morrill Avenue) (Klifo Family Invs LLC Owner / CFC Commercial Finance Corp Applicant) (APNs: 092-20-139, 092-20-008). Council District: 4 SNI: None CEQA: Negative Declaration. (See explanation of General Plan designations on back.)

Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, **Bill Roth**, at (408) 535-7873. Documents for this project are on file and available for review at: **Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113.** Reports and documents will also be available online at: http://www.sanjoseca.gov/planning/hearings/planning_com.asp one week prior to the scheduled hearing.

Joseph Horwedel, Director
Planning, Building and Code Enforcement


Jenny Nusbaum, Senior Planner

Date: 10/2/08

General Plan Amendment File No. (GP07-04-03): General Plan Amendment request to change the Land Use/Transportation Diagram from Medium Density Residential 8-16 DU/AC on 0.6 acres and Medium Low Density Residential 8 DU/AC on 0.36 acres to Neighborhood/Community Commercial on a site located on the southeast corner of Landess Avenue and Morrill Avenue (3102 Landess Avenue, 2148 Morrill Avenue) (Klifo Family Invs LLC Owner / CFC Commercial Finance Corp Applicant).

Existing General Plan Designation:

**Medium Density Residential:
8-16 Dwelling Units Per Acre**

This density is typified by patio homes, townhouses and duplexes. Since the Land Use/Transportation Diagram designates density rather than housing types, it would also allow a mixture of single family and apartment units, subject to overall density limits. It is generally located on the edges of single-family neighborhoods and other infill sites.

And

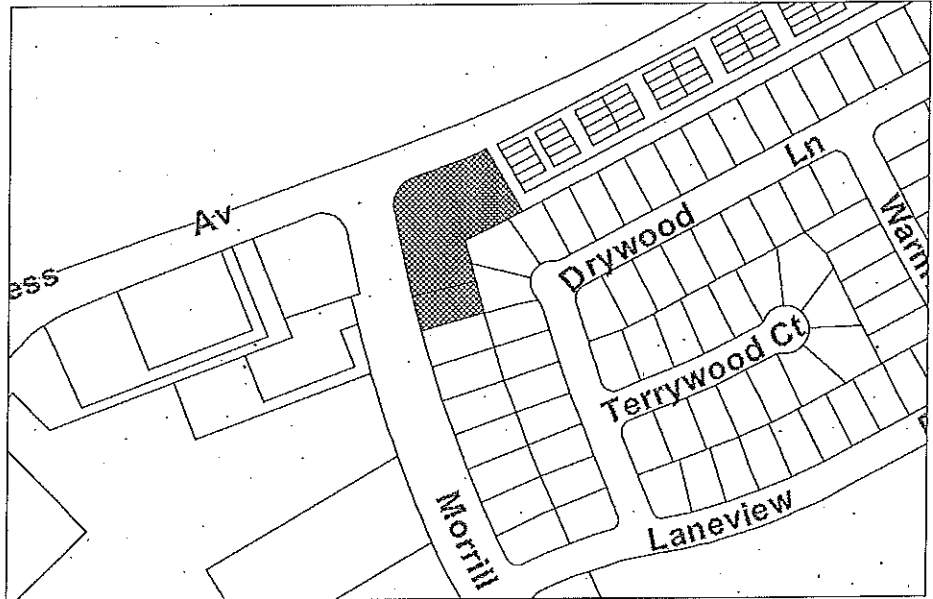
**Medium Low Density Residential: 8.0
DU/AC**

This density is typified by the 6,000 square foot subdivision lot which is prevalent in San José. It is characteristic of many residential neighborhoods, such as Rosemary Gardens. Single-family housing, smaller-lot, detached patio homes and single-family attached residences are all considered appropriate uses.

Proposed General Plan Designations:

**Neighborhood/Community
Commercial**

This designation applies primarily to shopping centers of a neighborhood or community scale. It is the intent of the Plan that future Neighborhood / Community Commercial uses develop in the form of shopping centers, as a group of commercial establishments planned and developed as a unit and related in size and type of shops to the trade area it serves. The primary distinction between neighborhood and community commercial centers lies in the difference as to trade area served and the range of uses. Typical uses in the Neighborhood / Community Commercial designation are neighborhood serving retail and service establishments.



GP07-04-03

■ Site